

UCC-1 Form

FILER INFORMATION

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City, State Zip Country: **PROVIDENCE, RI 02903 USA**

DEBTOR INFORMATION

Org. Name: **FERNBROOK LIMITED PARTNERSHIP**

Mailing Address: **312 SOUTH MAIN STREET**

City, State Zip Country: **PROVIDENCE, RI 02903 USA**

SECURED PARTY INFORMATION

Org. Name: **BRISTOL COUNTY SAVINGS BANK**

Mailing Address: **29 BROADWAY**

City, State Zip Country: **TAUNTON, MA 02780 USA**

TRANSACTION TYPE: STANDARD

CUSTOMER REFERENCE: **2021-1157**

COLLATERAL

ALL PERSONAL PROPERTY AND FIXTURES OF DEBTOR NOW OWNED OR HEREAFTER ACQUIRED OR IN WHICH DEBTOR MAY NOW HAVE OR HEREAFTER ACQUIRE AN INTEREST, LOCATED ON OR AFFIXED TO THE REAL PROPERTY DESCRIBED ON EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF. EXHIBIT A LEGAL DESCRIPTION A CERTAIN TRACT OR PARCEL OF LAND, SITUATED IN SAID CITY OF CRANSTON, COUNTY OF PROVIDENCE AND STATE OF RHODE ISLAND, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT IN THE WESTERLY LINE OF OAKLAWN AVENUE, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF LAND NOW OR FORMERLY OF HENRY PALAZZO AND WIFE; THENCE RUNNING WESTERLY, BOUNDED NORTHERLY BY SAID PALAZZO LAND, A DISTANCE OF ONE HUNDRED TEN AND 89/100 (110.89) FEET TO A POINT; THENCE TURNING AN INTERIOR ANGLE OF 84° 25' AND RUNNING SOUTHERLY, A DISTANCE OF TWO HUNDRED FORTY-THREE AND 71/100 (243.71) FEET TO A POINT, SAID POINT BEING LOCATED ON THE NORTHERLY LINE OF FERNBROOK COURT; THENCE TURNING AN INTERIOR ANGLE OF 93° 34' AND RUNNING EASTERLY, BOUNDED SOUTHERLY BY SAID FERNBROOK COURT, A DISTANCE OF ONE HUNDRED TWELVE AND 42/100 (112.42) FEET TO A POINT; THENCE RUNNING NORTHEASTERLY AND NORTHERLY, BOUNDED SOUTHEASTERLY AND EASTERLY BY SAID FERNBROOK COURT, BY A CURVE WITH A RADIUS OF FIFTEEN (15) FEET AND A CENTRAL ANGLE OF 93° 02' A DISTANCE MEASURED ON THE ARC OF SAID CURVE OF TWENTY-FOUR AND 36/100 FEET TO A POINT, SAID POINT BEING LOCATED ON THE WESTERLY LINE OF SAID OAKLAWN AVENUE; THENCE RUNNING NORTHERLY, BOUNDED EASTERLY BY SAID OAKLAWN AVENUE, AN ARC DISTANCE OF TWO HUNDRED TWENTY-EIGHT AND 38/100 FEET TO THE POINT OR PLACE OF BEGINNING. THE ABOVE DESCRIBED LAND CONTAINS TWENTY-EIGHT THOUSAND THREE HUNDRED SEVENTY-EIGHT (28,378) SQUARE FEET OF LAND, MORE OR LESS. AND THAT CERTAIN TRACT OR PARCEL OF LAND WITH ALL THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATED ON THE WESTERLY SIDE OF OAKLAWN AVENUE IN THE CITY OF CRANSTON, COUNTY OF PROVIDENCE, STATE OF RHODE ISLAND, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WESTERLY LINE OF OAKLAWN AVENUE, AT THE SOUTHEASTERLY CORNER OF LAND NOW OR LATELY OF HENRY PALAZZO AND WIFE, THENCE RUNNING WESTERLY, BOUNDING NORTHERLY ON SAID LAST NAMED LAND, 121.08 FEET TO AN ANGLE; THENCE TURNING AN INTERIOR ANGLE OF 179° 36' 30" STILL RUNNING WESTERLY, BOUNDING NORTHERLY ON SAID LAST NAMED LAND AND THE SOUTHERLY END OF GLENCOE LAND AND LAND NOW OR LATELY OF ROBERT L. MARTIN AND WIFE, 220.60 FEET, MORE OR LESS, TO LAND NOW OR LATELY OF NEW YORK, NEW HAVEN AND HARTFORD RAILROAD; THENCE TURNING AN INTERIOR ANGLE OF 85° 11' 50" AND RUNNING SOUTHERLY, BOUNDING WESTERLY ON SAID RAILROAD LAND, 649.17 FEET; THENCE TURNING AN INTERIOR ANGLE OF 270° AND RUNNING WESTERLY, 10 FEET; THENCE TURNING AN INTERIOR ANGLE OF 89° 11' 18" AND RUNNING SOUTHERLY, 4.05 FEET TO LAND NOW OR LATELY OF FORREST E. RICHARDSON AND WIFE; THENCE TURNING AN INTERIOR ANGLE OF 104° 49' 00" AND RUNNING SOUTHEASTERLY ON SAID LAST NAMED LAND, 49.19. FEET; THENCE CONTINUING ON THE SAME COURSE AND BOUNDING ON THE SAME LAND 57.17 FEET TO A CORNER OF LAND NOW OR LATELY OF ANTHONY PETRONE AND WIFE; THENCE TURNING AN INTERIOR ANGLE OF 120° 43' 55" AND RUNNING NORTHEASTERLY, BOUNDING SOUTHEASTERLY ON SAID LAST NAMED LAND, 82.10 FEET TO LAND NOW OR LATELY OF ALBERT SKORUPA AND WIFE; THENCE TURNING AN INTERIOR ANGLE OF 142° 27' 30" AND RUNNING NORTHERLY, BOUNDING EASTERLY ON SAID LAST NAMED LAND, 112 FEET; THENCE TURNING AN EXTERIOR ANGLE OF 93° 37' 00" AND

RUNNING EASTERLY, BOUNDING SOUTHERLY ON SAID LAST NAMED LAND, 183.7 FEET TO THE WESTERLY LINE OF OAKLAWN AVENUE; THENCE TURNING A RIGHT ANGLE AND RUNNING NORTHERLY, BOUNDING EASTERLY ON SAID OAKLAWN AVENUE, 82.05 FEET; THENCE TURNING NORTHERLY, BOUNDING EASTERLY ON SAID OAKLAWN AVENUE A CORD DISTANCE OF 409.44 FEET TO THE POINT OR PLACE OF BEGINNING. EXCEPTING A PARCEL OF LAND CONVEYED BY JAMES LOMBARDI, CARMELLA LOMBARDI, ANGELO ARCHETTO AND ELVI ARCHETTO TO THE CITY OF CRANSTON BY QUIT-CLAIM DEED DATED AUGUST 20, 1970 V AND RECORDED IN CRANSTON RECORDS OF LAND EVIDENCE, DEED BOOK 384 AT PAGE 1076. ALSO EXCEPTING A CERTAIN TRACT OR PARCEL OF LAND, SITUATED IN SAID CITY OF CRANSTON, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT IN THE WESTERLY LINE OF OAKLAWN AVENUE, SAID POINT BEING THE NORTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF ALBERT SKORUPA AND. WIFE; THENCE RUNNING NORTHERLY, BOUNDED EASTERLY BY SAID OAKLAWN AVENUE, A DISTANCE OF EIGHTY-TWO AND 5/10 (82.5) FEET TO A POINT; THENCE CONTINUING IN A NORTHERLY DIRECTION, BOUNDED EASTERLY BY SAID OAKLAWN AVENUE, AN ARC DISTANCE OF ONE HUNDRED ONE AND 51/100 (101.05) FEET TO A POINT, SAID POINT BEING THE NORTHEASTERLY CORNER OF FERNBROOK COURT; THENCE RUNNING NORTHWESTERLY AND WESTERLY, BOUNDED NORTHEASTERLY AND NORTHERLY BY SAID FERNBROOK COURT, BY A CURVE OF A RADIUS OF FIFTEEN (15) FEET AND CENTRAL ANGLE OF 88° 30', A DISTANCE OF MEASURED ON THE ARC OF SAID CURVE OF TWENTY THREE AND 17/100 (23.17) FEET; THENCE RUNNING WESTERLY, BOUNDED NORTHERLY BY SAID FERNBROOK COURT, A DISTANCE OF FIFTY EIGHT AND 65/100 (58.65) FEET TO A POINT; THENCE TURNING AN INTERIOR ANGLE OF 120 12' 5" AND RUNNING SOUTHWESTERLY A DISTANCE OF TWO HUNDRED TWENTY-THREE AND 86/100 (223.86) FEET TO A POINT; THENCE TURNING AN INTERIOR ANGLE OF 61 °19' 40" AND RUNNING EASTERLY, BOUNDED SOUTHERLY BY SAID SKORUPA LAND, A DISTANCE OF ONE HUNDRED EIGHTY-THREE AND 70/100 (183.70) FEET TO THE POINT OR PLACE OF BEGINNING. SAID LAST DESCRIBED LINE FORMS AN INTERIOR ANGLE OF 90° WITH THE SAID FIRST DESCRIBED LINE. THE ABOVE DESCRIBED LAND CONTAINS TWENTY FIVE THOUSAND FOUR HUNDRED SEVENTY SIX SQUARE FEET, MORE OR LESS.